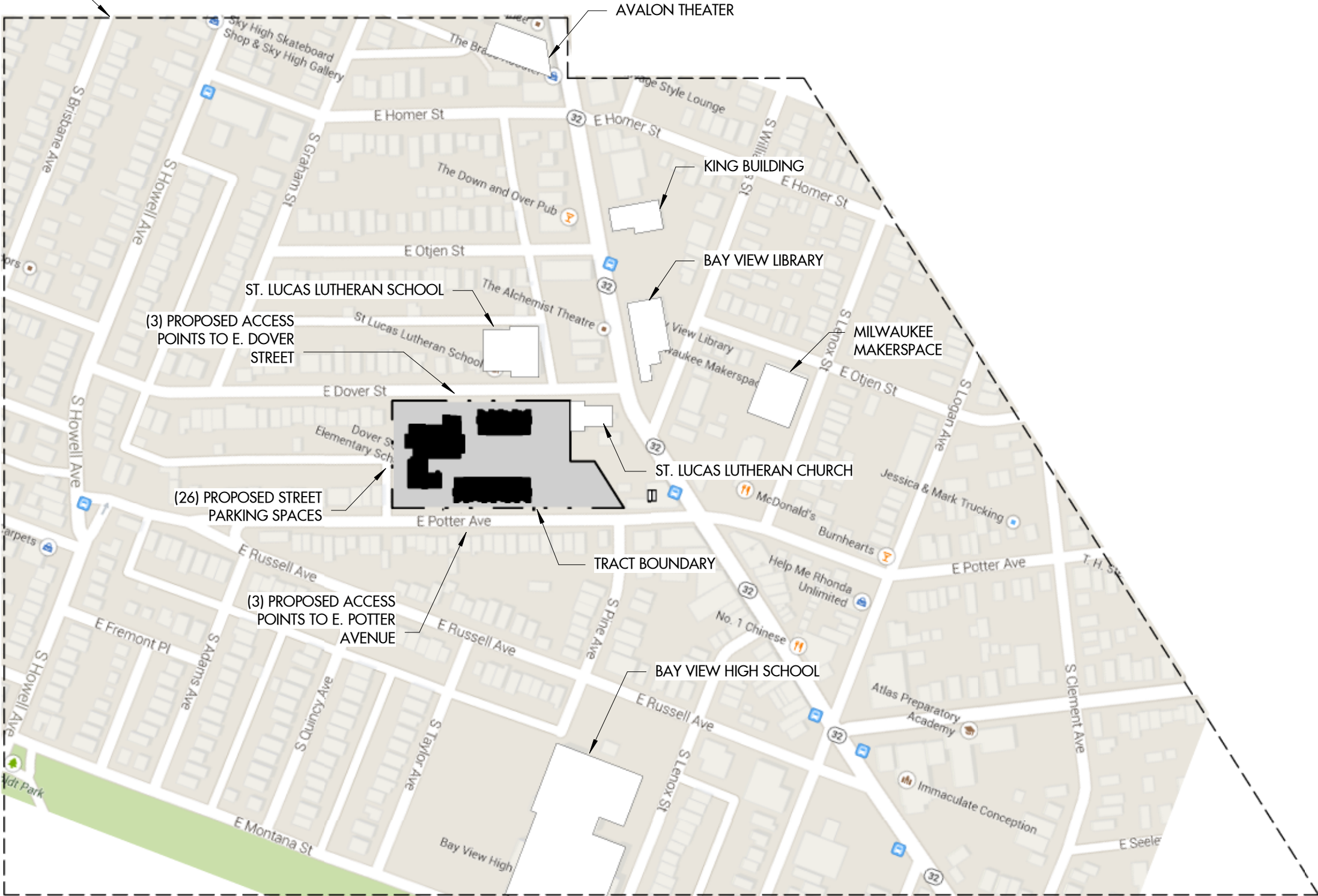


1000'-0" OFFSET FROM TRACK



## DOVER TEACHER HOUSING

VICINITY MAP

Scale: 1" = 300'-0"

5/19/14

Engberg Anderson Project No. 142325



# PLAT OF SURVEY

## CLIENT

Pinnacle Engineering Services

## SITE ADDRESS

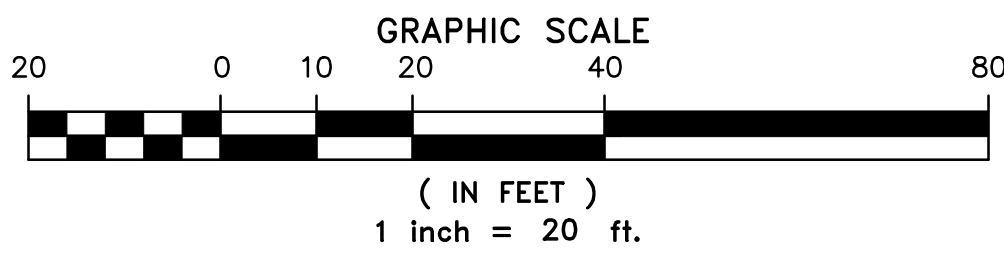
619 East Dover Street, City of Milwaukee, Milwaukee County, Wisconsin.

## BASIS OF BEARINGS

Bearings are referenced to the South line of East Dover Street which is assumed to bear North 67°32'35" East.

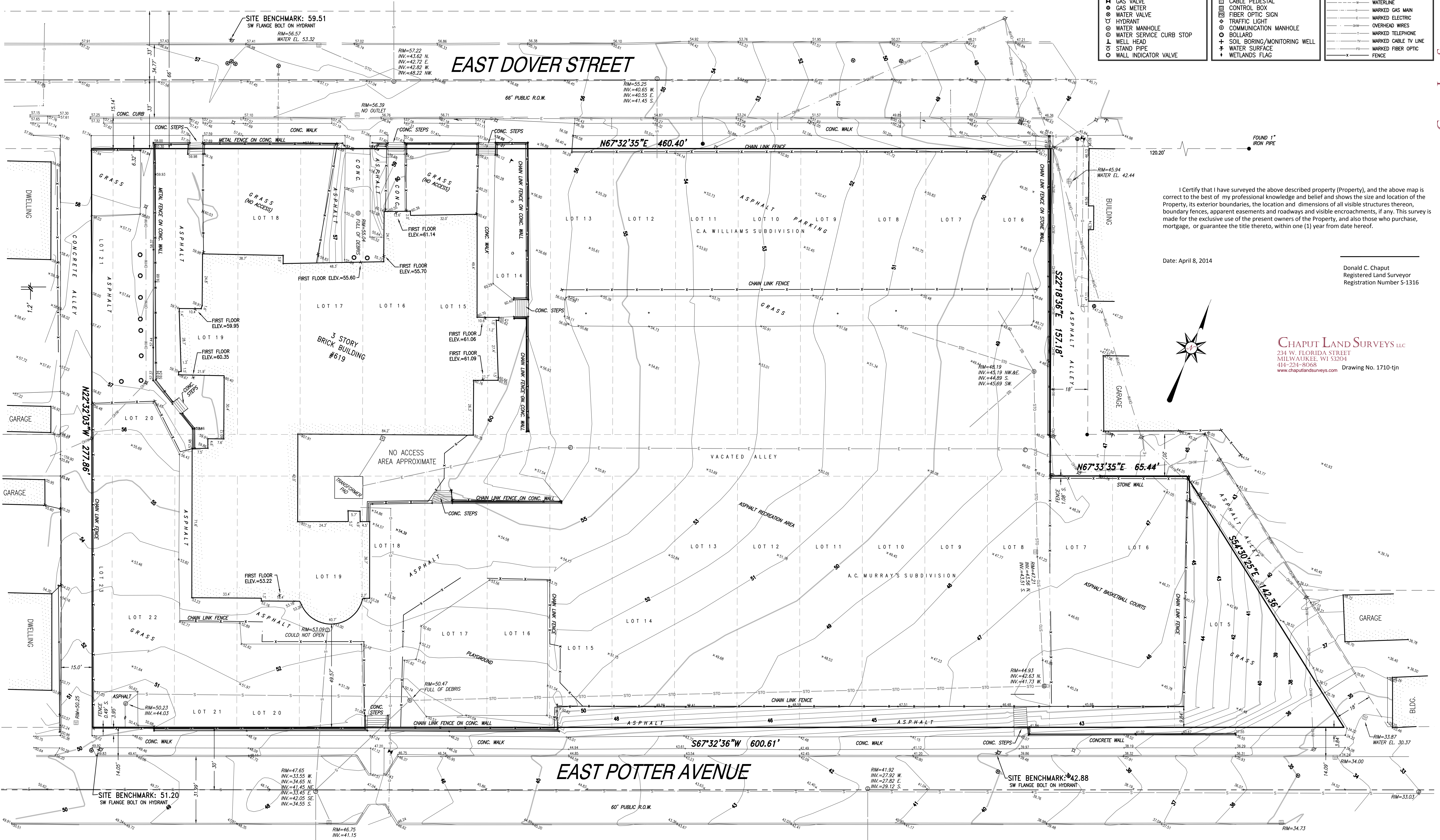
## LEGAL DESCRIPTION

Lots 6 thru 20, Block 1, C.A. Williams' Subdivision and Lots 5 thru 22, Block 1, A.C. Murray's Subdivision, together with the vacated alley, all being part of the Southeast 1/4 of the Northwest 1/4 of Section 9, Town 6 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.



## LEGEND

- |                                  |                               |                            |
|----------------------------------|-------------------------------|----------------------------|
| ● INDICATES FOUND 1" IRON PIPE   | ⌵ POST INDICATOR VALVE        | ▲ MARSH                    |
| ○ INDICATES SET 1" IRON PIPE     | ⌵ LIGHT POLE                  | ⌵ FLAGPOLE                 |
| ⊕ INDICATES FOUND CHISELED CROSS | ⌵ SPOT/YARD LIGHT             | ⌵ PARKING METER            |
| ⌵ SANITARY MANHOLE               | ⌵ UTILITY POLE                | ⌵ SIGN                     |
| ⌵ SANITARY CLEANOUT OR VENT      | ⌵ GUY WIRE                    | ⌵ MAILBOX                  |
| ⌵ M.S. MANHOLE                   | ⌵ ELECTRIC MANHOLE            | ⌵ RAILROAD CROSSING SIGNAL |
| ⌵ UNKNOWN MANHOLE                | ⌵ ELECTRIC METER              | ⌵ HANDICAP SPACE           |
| ⌵ STORM MANHOLE                  | ⌵ TELEPHONE MANHOLE           | ⌵ CONIFEROUS TREE          |
| ⌵ INLET (ROUND)                  | ⌵ CABLE PEDESTAL              | ⌵ DECIDUOUS TREE           |
| ⌵ INLET (SQUARE)                 | ⌵ CONTROL BOX                 | ⌵ SANITARY SEWER           |
| ⌵ STORM SEWER END SECTION        | ⌵ FIBER OPTIC SIGN            | ⌵ STORM SEWER              |
| ⌵ GAS VALVE                      | ⌵ TRAFFIC LIGHT               | ⌵ WATERLINE                |
| ⌵ GAS METER                      | ⌵ COMMUNICATION MANHOLE       | ⌵ MARKED GAS MAIN          |
| ⌵ WATER VALVE                    | ⌵ COLLARD                     | ⌵ OVERHEAD WIRES           |
| ⌵ HYDRANT                        | ⌵ SOIL BORING/MONITORING WELL | ⌵ MARKED TELEPHONE         |
| ⌵ WATER MANHOLE                  | ⌵ WELL HEAD                   | ⌵ MARKED CABLE TV LINE     |
| ⌵ WATER SERVICE CURB STOP        | ⌵ STAND PIPE                  | ⌵ MARKED FIBER OPTIC       |
| ⌵ WALL INDICATOR VALVE           | ⌵ WETLANDS FLAG               | ⌵ FENCE                    |



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

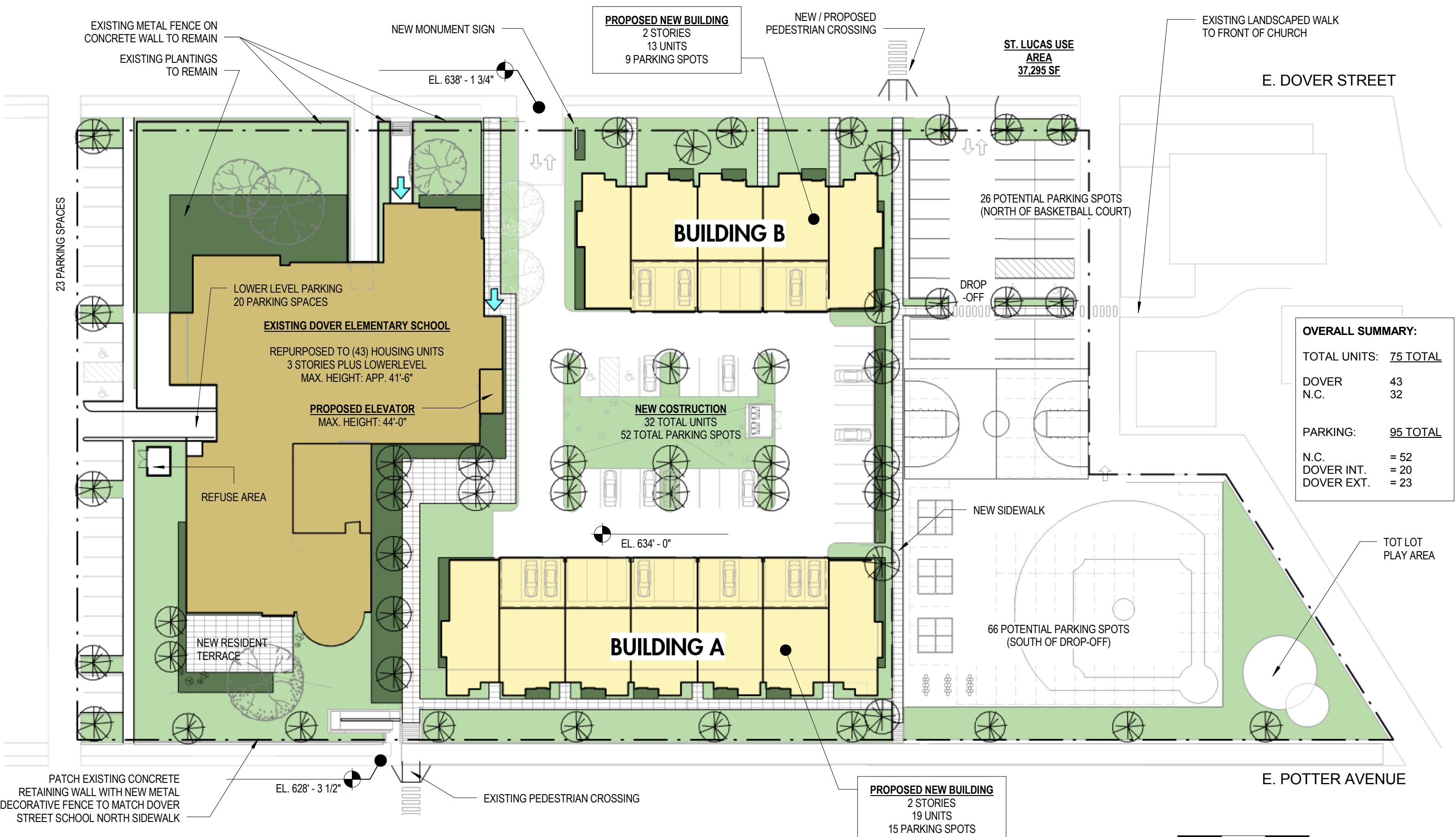
Date: April 8, 2014

Donald C. Chaput  
Registered Land Surveyor  
Registration Number S-1316

CHAPUT LAND SURVEYS LLC  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

Drawing No. 1710-tjn

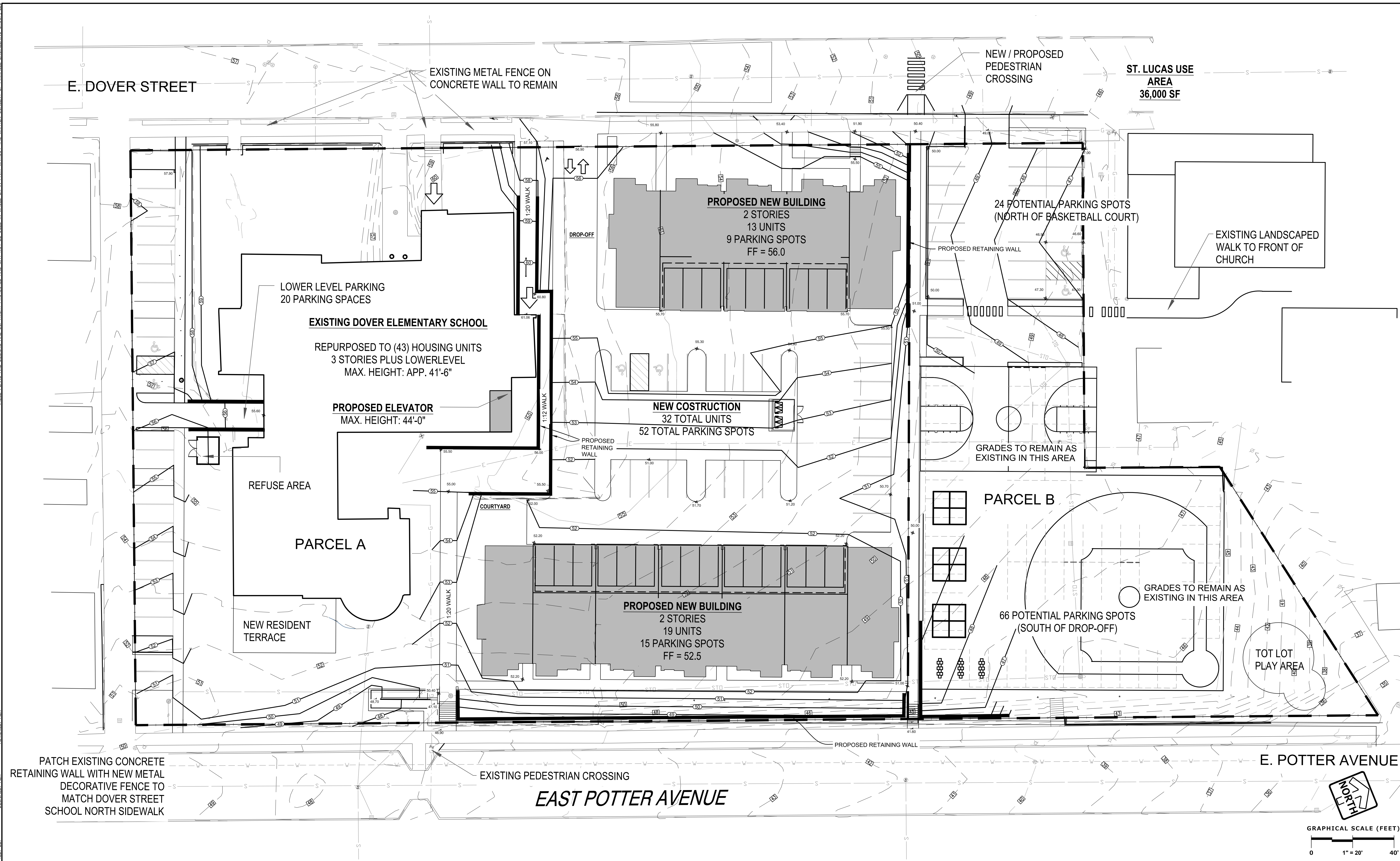


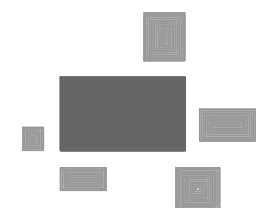




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DESIGNED: AEK  
REVIEWED: AEK  
DRAFTED: BDP

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GRADING PLAN  
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**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER  
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WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

# DOVER TEACHING HOUSE

MILWAUKEE, WI

## GRADING PLAN

REVISIONS	

REG JOB No. 278.00  
REG PM AEK  
START DATE 04/11/14  
SCALE 1"=20'

SHEET  
C-1  
of  
C-2



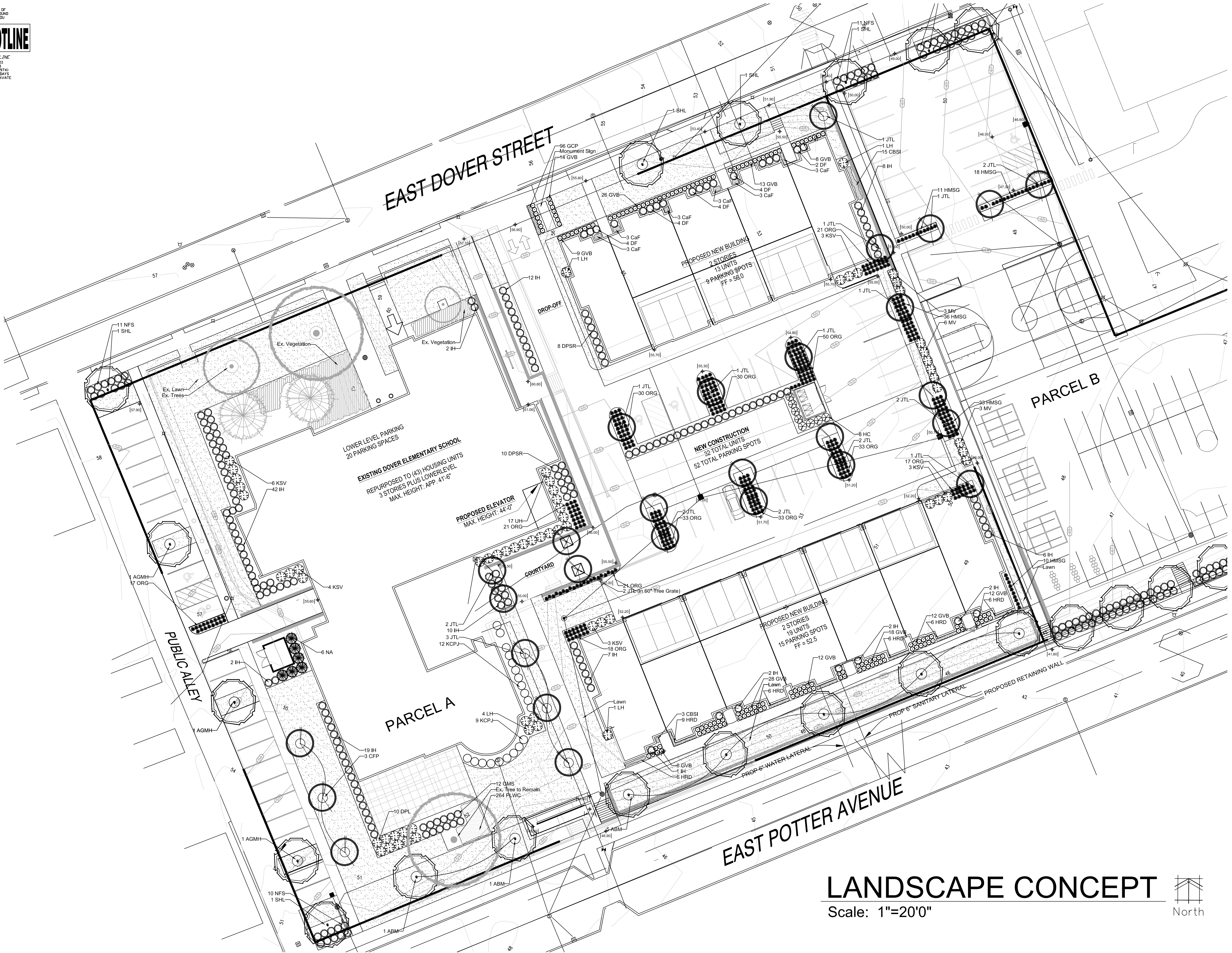




TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOTLINE**

CALL DIGGER'S HOTLINE  
811 or 1-800-242-6511  
MILWAUKEE AREA 209-1181  
WIS. STATUTE 18.07(2)9743  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE

One Redwood Court  
Racine, Wisconsin 53402  
ph 262.639.9733  
fx 262.639.9737  
david@heller.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
-----------	------

PROJECT: DOVER TEACHING HOUSE  
619 E. DOVER STREET  
MILWAUKEE, WI 53207

CLIENT: PINNACLE ENGINEERING GROUP  
15550 BLUEMOUND RD., STE 210  
BROOKFIELD, WISCONSIN

JOB NO. 14-013  
DATE 05.16.14  
FILE

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE

**LANDSCAPE  
CONCEPT**

SHEET NUMBER

**L-1**

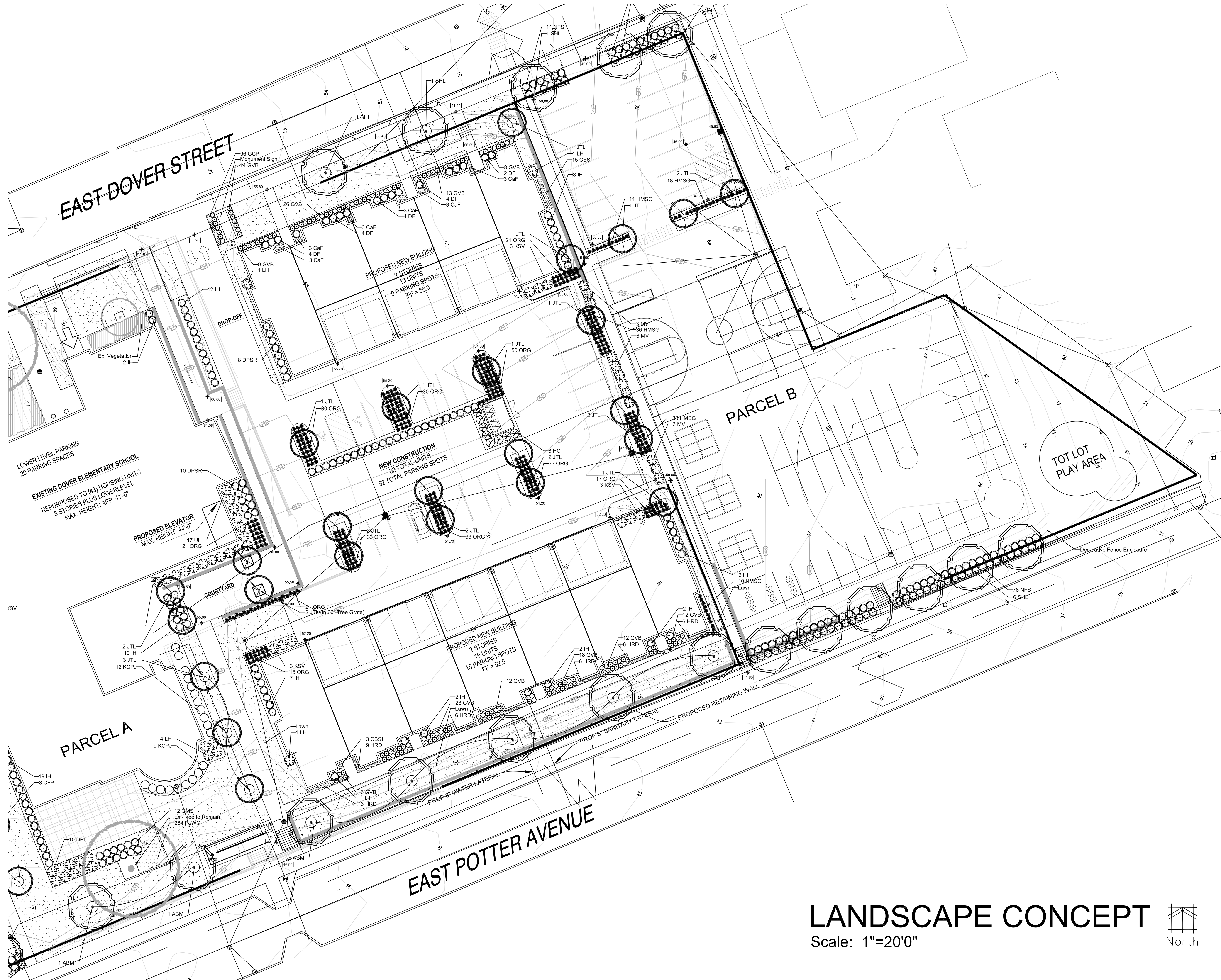
**LANDSCAPE CONCEPT**  
Scale: 1"=20'0"





ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
-----------	------



# LANDSCAPE CONCEPT

Scale: 1"=20'0"



PROJECT: DOVER TEACHING HOUSE  
619 E. DOVER STREET  
MILWAUKEE, WI 53207

CLIENT: PINNACLE ENGINEERING GROUP  
15550 BLUEMOUND RD., STE 210  
BROOKFIELD, WISCONSIN

JOB NO. 14-013  
DATE 05.16.14  
FILE

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE

LANDSCAPE  
CONCEPT

SHEET NUMBER

L-2



TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOTLINE

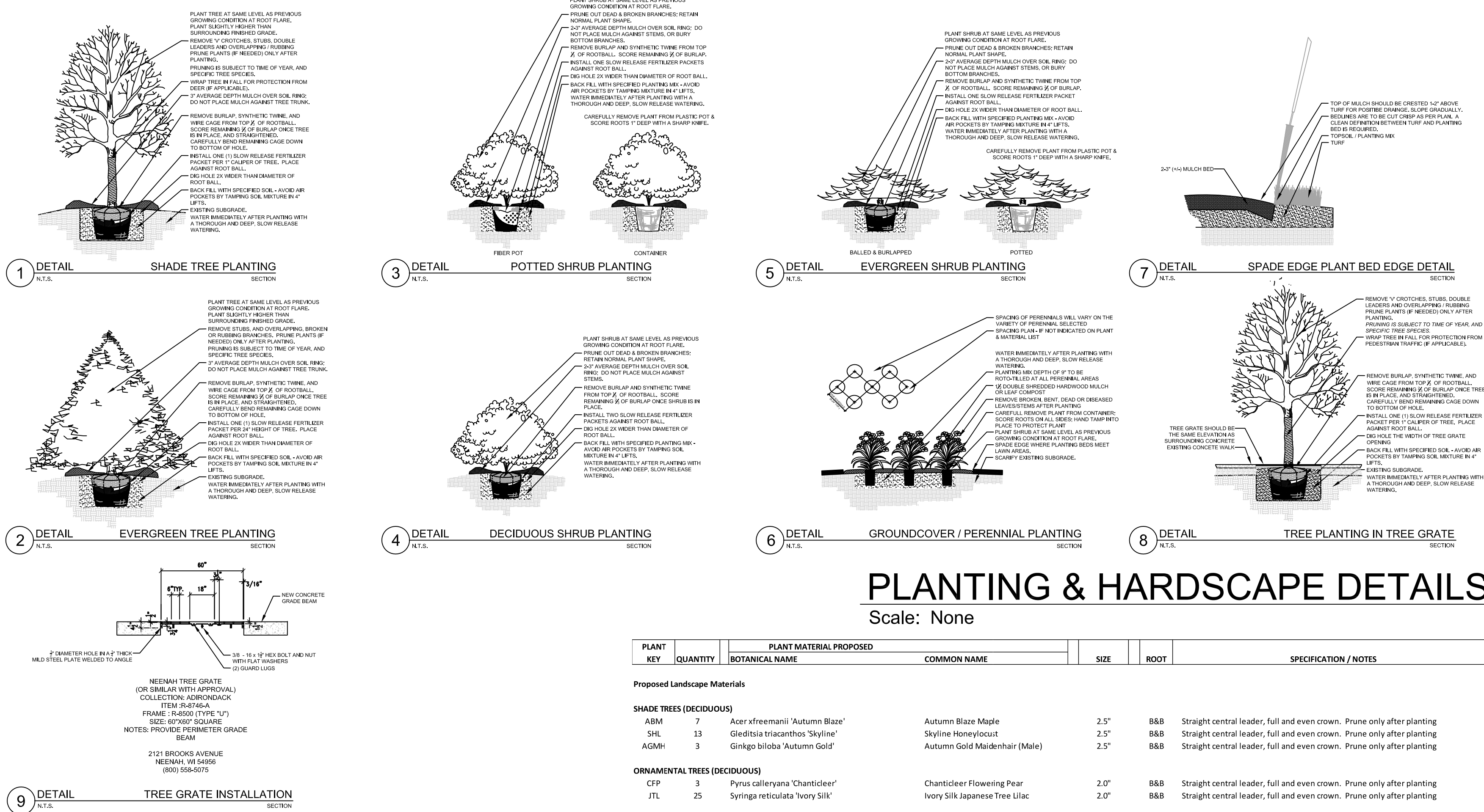
CALL DIGGERS HOTLINE

811 or 1-800-242-6931

MILWAUKEE 250-1181

WIS. STATUTE 186.075(974)

REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE







**BUILDING A - SOUTH ELEVATION**



**BUILDING A - NORTH ELEVATION**



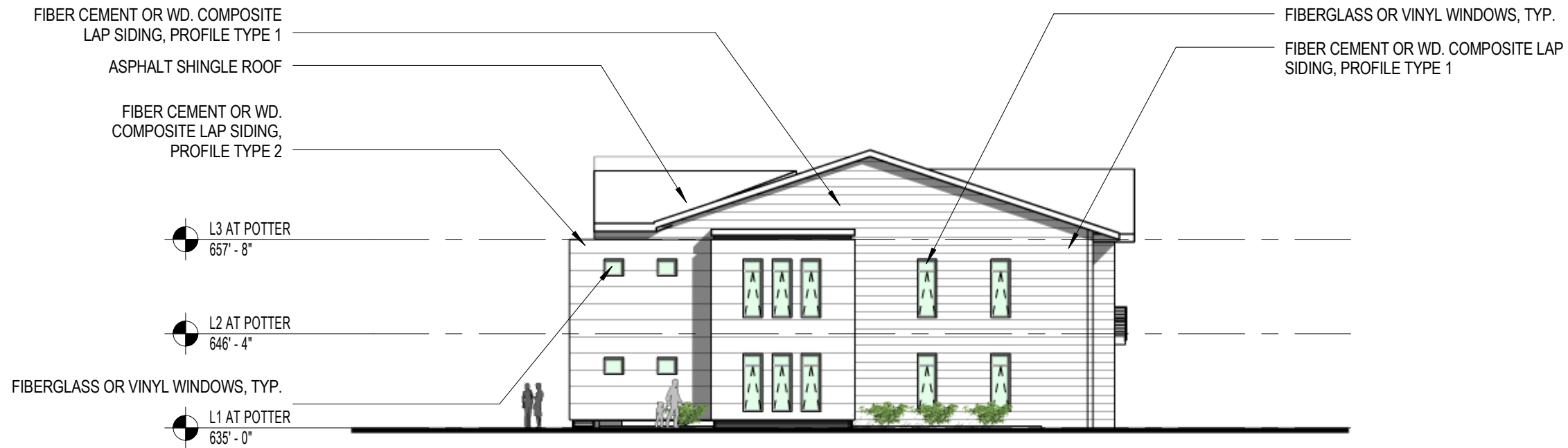


**BUILDING B - NORTH ELEVATION**

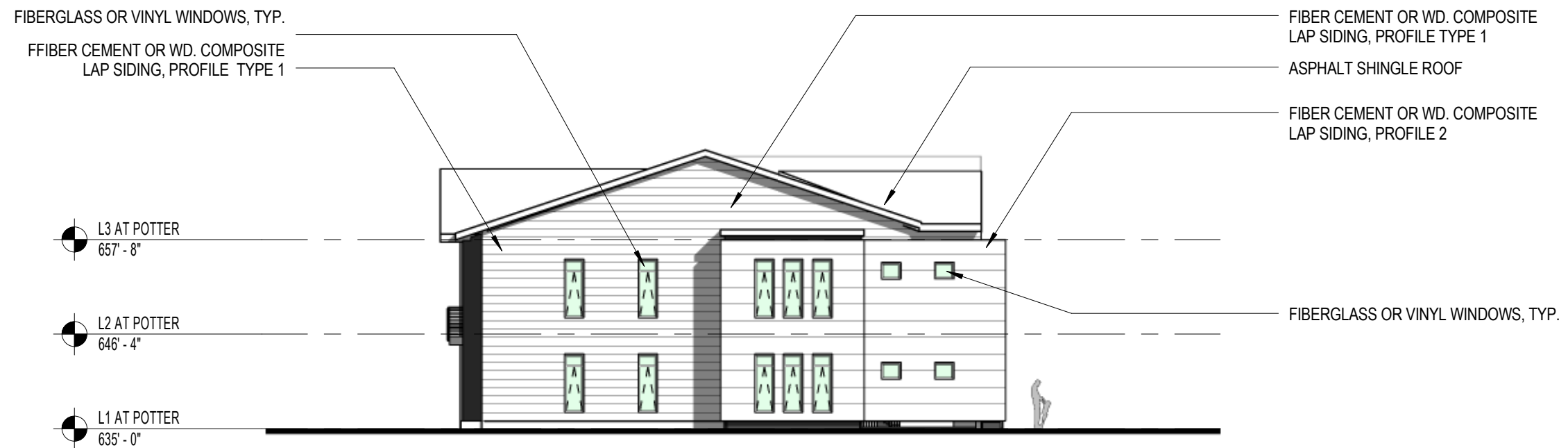


**BUILDING B - SOUTH ELEVATION**



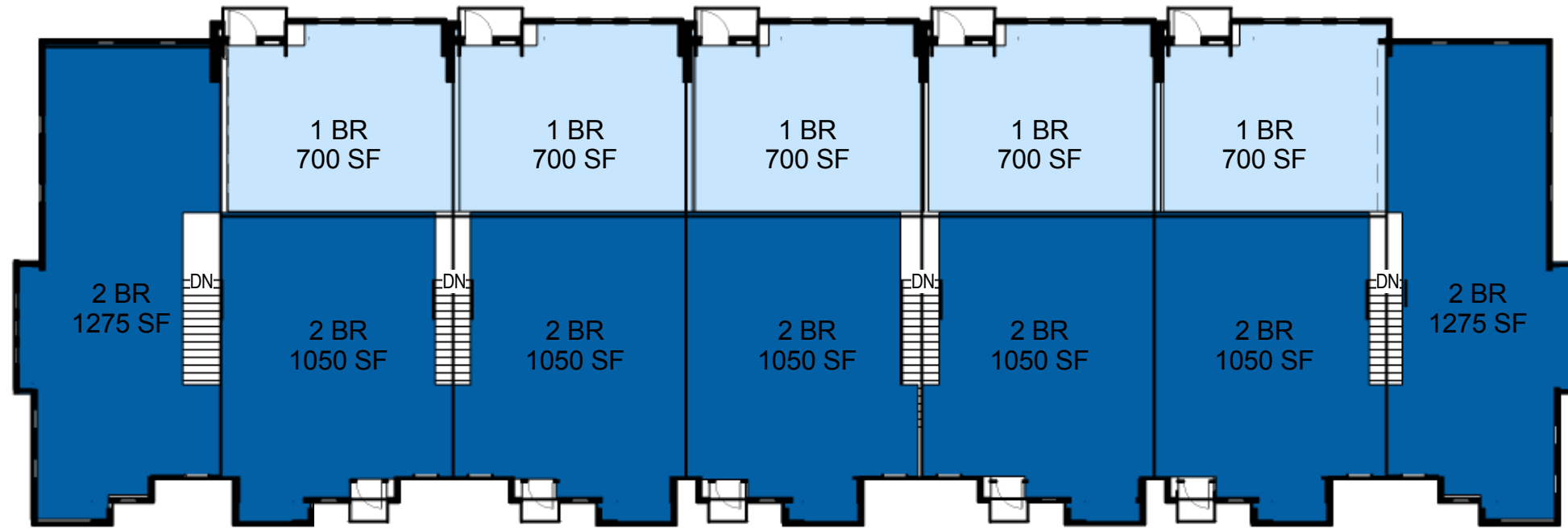


**BUILDING A - EAST ELEVATION**

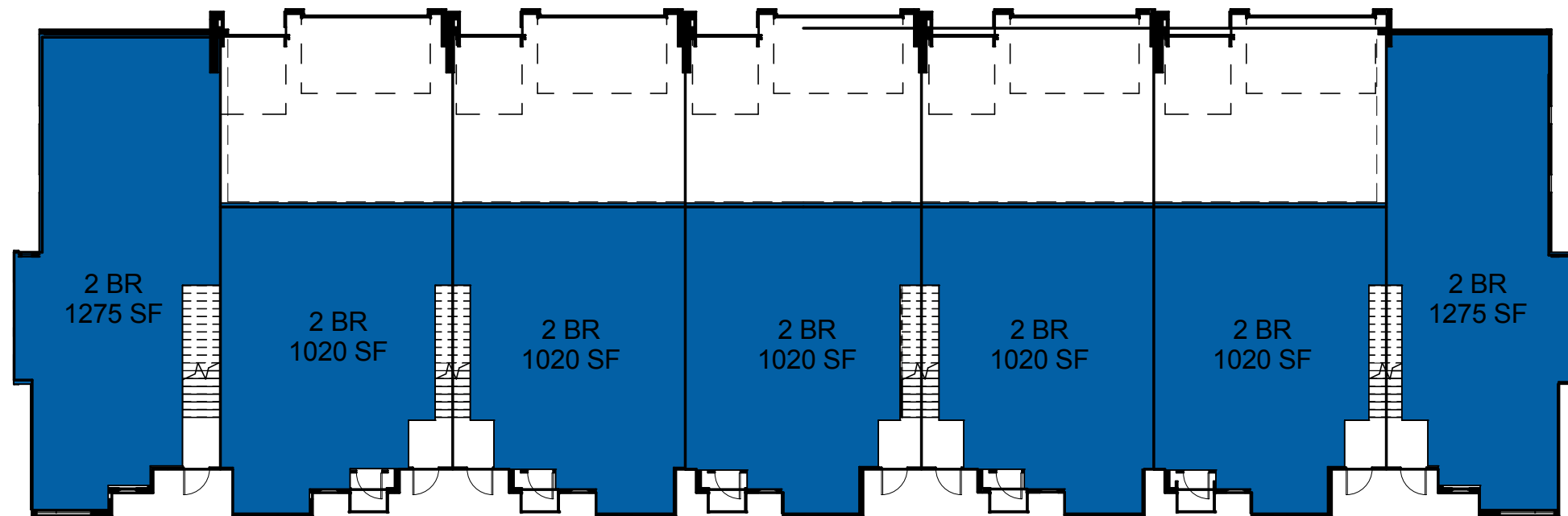


**BUILDING A - WEST ELEVATION**



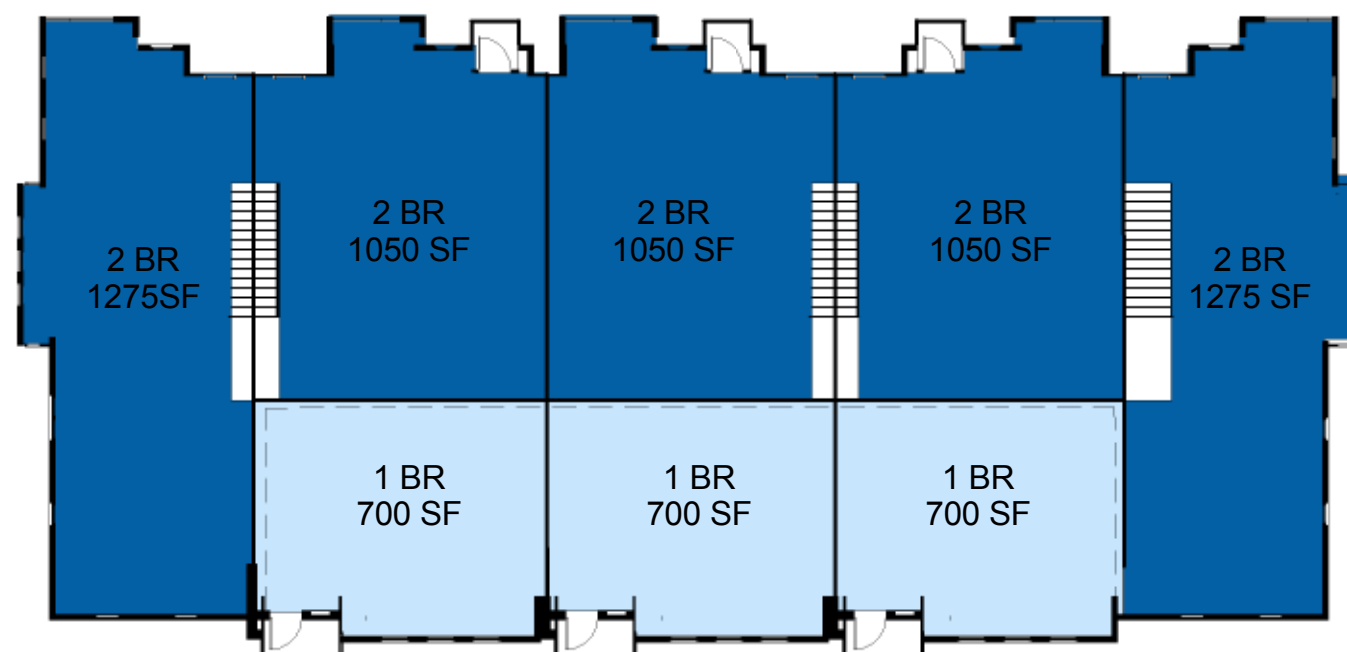


**BUILDING A - LEVEL TWO PLAN**

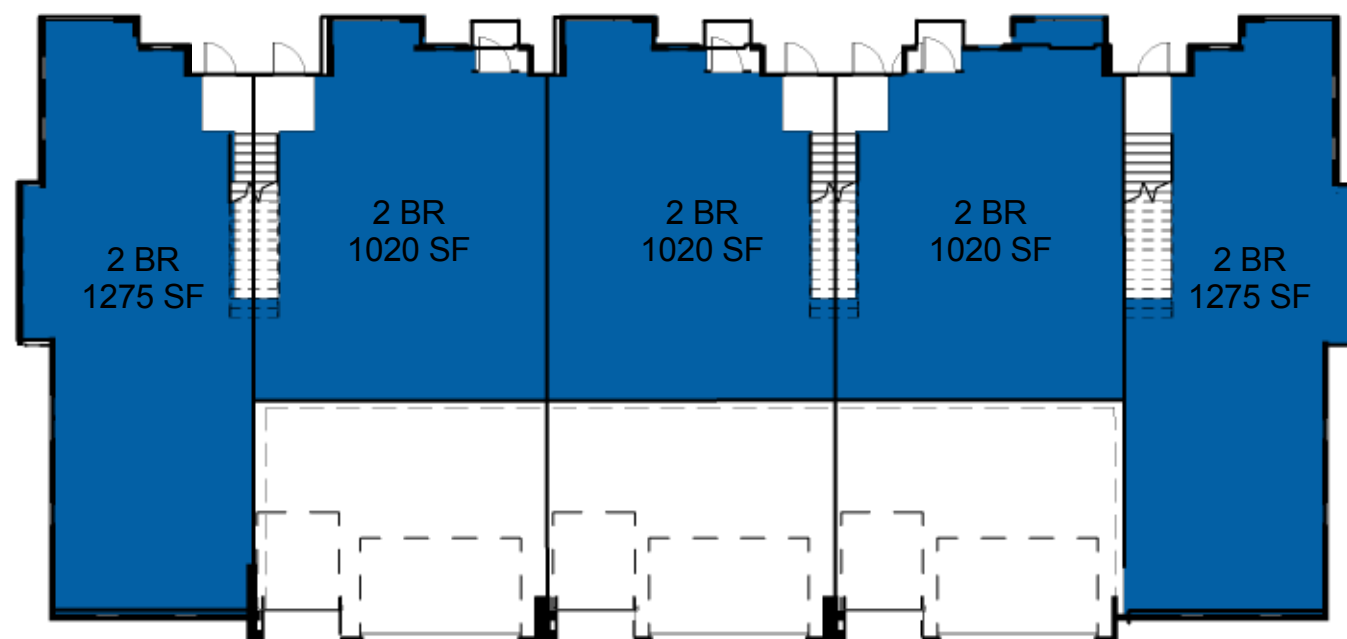


**BUILDING A - LEVEL ONE PLAN**





**BUILDING B - LEVEL TWO PLAN**



**BUILDING B - LEVEL ONE PLAN**



(3) EXISTING LOCATIONS OF LETTERING ON EXISTING BUILDING. "DOVER STREET SCHOOL", "1883" & "PUBLIC SCHOOL".

PROPOSED MONUMENT SIGN SET WITHIN PLANTER. WIDTH: 5'-0", HEIGHT: 2'-6" H. CAST-IN-PLACE ARCHITECTURAL CONCRETE WITH LETTERING AS VOID / REVEAL IN CONCRETE PROPOSED MESSAGE: "DOVER TEACHER HOUSING"

E. DOVER STREET

23 PARKING SPACES

EXISTING DOVER  
ELEMENTARY  
SCHOOL

NEW CONSTRUCTION  
BUILDING B

NEW CONSTRUCTION  
BUILDING A

NEW RESIDENT  
TERRACE

E. POTTER AVENUE



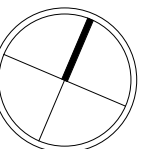
# DOVER TEACHER HOUSING

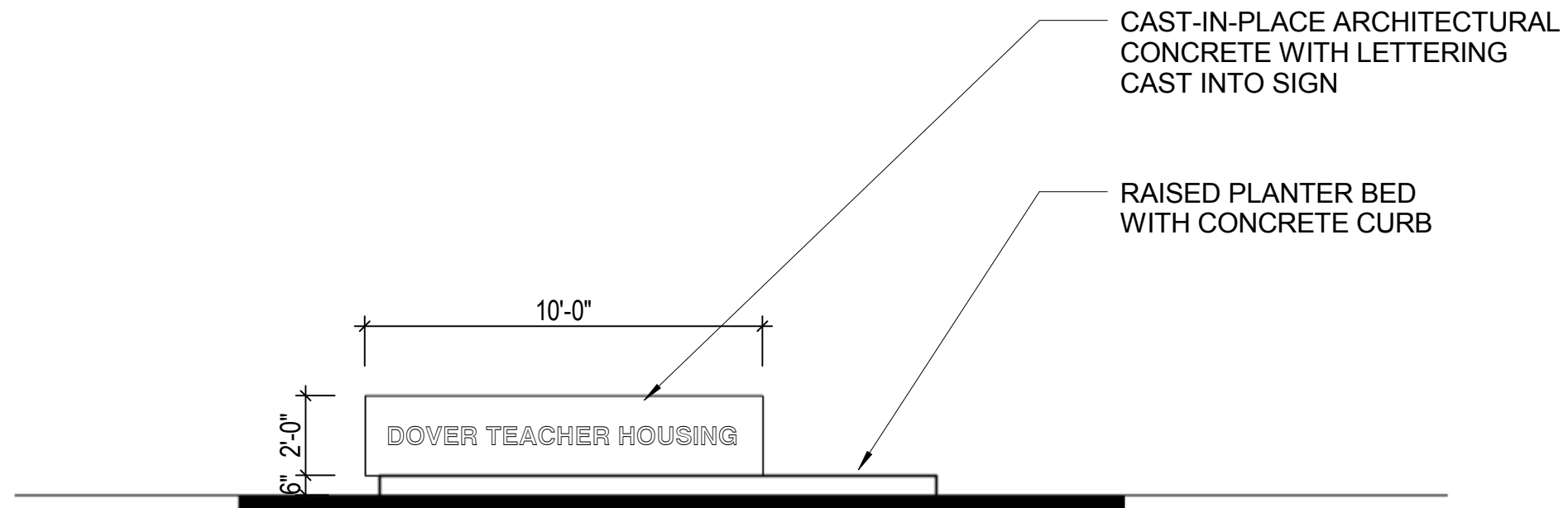
SIGNAGE PLAN

Scale: 1" = 40'-0"

5/19/14

Engberg Anderson Project No. 142325





## DOVER TEACHER HOUSING

PROPOSED MONUMENT SIGN ELEVATION

Scale: 1/4" = 1'-0"

5/19/14

Engberg Anderson Project No. 142325





## DOVER TEACHER HOUSING

PERSPECTIVE

Scale:

5/19/14

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## DOVER TEACHER HOUSING

Unnamed

Scale:

5/19/14

Engberg Anderson Project No. 142325





E. DOVER STREET LOOKING WEST AT EXISTING DOVER STREET SCHOOL.

## DOVER TEACHER HOUSING

SITE PHOTOGRAPHS

Scale:

5/19/14

Engberg Anderson Project No. 142325





E. DOVER STREET AT DOVER STREET SCHOOL ENTRANCE.

## DOVER TEACHER HOUSING

SITE PHOTOGRAPHS

Scale:

5/19/14

Engberg Anderson Project No. 142325





E. DOVER STREET LOOKING WEST AT ST. LUCAS LUTHERAN CHURCH

## DOVER TEACHER HOUSING

SITE PHOTOGRAPHS

Scale:

5/19/14

Engberg Anderson Project No. 142325